

As of July 1, 2024.

Table 1. Labor Force and Employment in the Austin HMA, 2010 Through June 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Labor Force	931.9	960.1	985.3	1,017.4	1,046.1	1,073.5	1,119.1	1,150.2	1,191.3	1,229.5	1,242.1	1,317.6	1,396.8	1,454.8	1,428.7	1,471.1
Resident Employment	866.3	894.7	929.7	964.2	1,001.5	1,037.0	1,082.4	1,113.7	1,156.0	1,196.1	1,165.0	1,263.8	1,355.8	1,406.7	1,384.2	1,421.4
Unemployment	65.6	65.4	55.6	53.2	44.7	36.5	36.7	36.5	35.4	33.4	77.1	53.7	41.0	48.1	44.5	49.6
Unemployment Rate (%)	7.0	6.8	5.6	5.2	4.3	3.4	3.3	3.2	3.0	2.7	6.2	4.1	2.9	3.3	3.1	3.4
Total Nonfarm Payroll Jobs	786.0	812.7	845.4	885.1	924.4	964.9	1,002.7	1,037.0	1,077.9	1,120.3	1,091.4	1,172.1	1,275.9	1,333.0	1,311.7	1,347.3
Goods-Producing Sectors	93.3	95.1	99.2	103.2	107.9	110.9	114.6	119.5	125.2	131.2	132.2	138.9	150.0	156.7	153.4	159.0
Mining, Logging, & Construction	40.4	40.0	42.7	46.0	50.7	55.3	58.8	62.1	64.5	68.5	69.7	74.0	79.5	83.4	81.0	85.4
Manufacturing	52.8	55.1	56.6	57.3	57.2	55.6	55.8	57.4	60.7	62.7	62.6	65.0	70.5	73.3	72.4	73.6
Service-Providing Sectors	692.7	717.6	746.2	781.9	816.5	854.0	888.1	917.5	952.6	989.1	959.2	1,033.2	1,125.8	1,176.3	1,158.3	1,188.3
Wholesale & Retail Trade	116.6	121.2	125.6	131.3	136.1	140.7	145.4	148.1	150.9	154.2	151.4	160.2	169.6	174.1	171.8	176.0
Wholesale Trade	33.3	35.2	36.2	37.3	38.3	40.1	41.2	41.9	43.0	44.8	45.1	48.3	54.0	55.4	55.0	55.7
Retail Trade	83.3	86.0	89.4	94.0	97.8	100.6	104.2	106.2	107.9	109.4	106.3	111.9	115.6	118.7	116.9	120.3
Transportation & Utilities	13.0	13.6	14.1	14.8	15.6	16.5	18.4	20.6	22.1	23.8	26.5	29.6	34.1	34.0	33.9	34.4
Information	19.9	21.0	22.7	23.9	25.4	27.7	29.0	30.8	34.7	39.0	40.0	45.6	52.3	53.1	53.9	51.7
Financial Activities	43.4	44.8	47.0	49.3	51.9	54.1	57.0	60.2	63.0	66.0	67.7	72.9	79.4	82.7	81.2	83.8
Professional & Business Services	117.4	126.7	136.0	146.5	158.4	170.1	179.0	185.8	196.6	207.6	210.7	239.8	273.8	285.8	284.0	285.9
Education & Health Services	87.8	92.9	98.1	102.5	106.4	111.6	115.6	120.6	125.3	129.8	126.8	134.4	144.2	155.1	150.1	158.2
Leisure & Hospitality	85.5	90.2	94.3	100.6	107.1	115.5	122.0	125.7	130.7	134.9	106.4	119.9	137.3	146.7	143.3	149.1
Other Services	35.7	36.1	38.3	40.6	42.3	42.7	43.8	45.0	46.3	47.2	42.2	44.9	48.5	51.5	50.1	53.1
Government	173.5	171.2	170.1	172.2	173.2	175.2	178.1	180.7	183.0	186.7	187.6	185.8	186.7	193.4	190.0	196.2
Federal	12.7	11.9	12.1	12.2	12.0	12.2	12.9	13.3	13.7	14.1	15.7	15.4	14.6	14.2	14.3	14.5
State	77.3	76.0	75.4	75.4	74.5	74.5	74.7	74.7	75.3	76.4	76.3	75.7	75.9	78.6	77.4	78.8
Local	83.5	83.2	82.6	84.7	86.7	88.4	90.5	92.7	94.1	96.1	95.5	94.7	96.2	100.5	98.3	102.9

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



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Table 2. Population and Household Trends in the Austin HMA, 2010 to Forecast

	2010	2020	Current	Forecast	Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Austin HMA	1,716,289	2,283,371	2,528,000	2,726,000	56,700	2.9	57,600	2.4	66,000	2.5
Travis County Submarket	1,024,266	1,290,188	1,347,000	1,407,000	26,600	2.3	13,450	1.0	19,900	1.5
Suburban Counties Submarket	692,023	993,183	1,181,000	1,319,000	30,100	3.7	44,150	4.2	46,100	3.8
Households										
Austin HMA	650,459	880,668	1,009,500	1,105,000	23,000	3.1	30,300	3.3	31,650	3.1
Travis County Submarket	404,467	520,981	576,100	618,300	11,650	2.6	12,950	2.4	14,050	2.4
Suburban Counties Submarket	245,992	359,687	433,400	486,200	11,350	3.9	17,350	4.5	17,600	3.9

Notes: The current date is July 1, 2024. The forecast date is July 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



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Table 3. Housing Inventory, Tenure, and Vacancy in the Austin HMA, 2010, 2020, and Current

	Austin HMA			Travis County Submarket			Suburban Counties Submarket		
	2010	2020	Current	2010	2020	Current	2010	2020	Current
Total Housing Inventory	706,505	946,764	1,127,525	441,240	562,488	651,125	265,265	384,276	476,400
Occupied Units	650,459	880,668	1,009,500	404,467	520,981	576,100	245,992	359,687	433,400
Owner-Occupied	380,448	493,648	566,200	210,015	258,208	279,500	170,433	235,440	286,700
%	58.5	56.1	56.1	51.9	49.6	48.5	69.3	65.5	66.2
Renter-Occupied	270,011	387,020	443,300	194,452	262,773	296,600	75,559	124,247	146,700
%	41.5	43.9	43.9	48.1	50.4	51.5	30.7	34.5	33.8
Vacant Units	56,046	66,096	118,025	36,773	41,507	75,025	19,273	24,589	43,000
Available Units	34,263	40,327	82,675	23,823	25,772	50,575	10,440	14,555	32,100
For Sale	8,809	7,178	11,425	5,320	3,411	6,225	3,489	3,767	5,200
Rate (%)	2.3	1.4	2.0	2.5	1.3	2.2	2.0	1.6	1.8
For Rent	25,454	33,149	71,250	18,503	22,361	44,350	6,951	10,788	26,900
Rate (%)	8.6	7.9	13.8	8.7	7.8	13.0	8.4	8.0	15.5
Other Vacant	21,783	25,769	35,350	12,950	15,735	24,450	8,833	10,034	10,900

Notes: The current date is July 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



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Table 4. Residential Building Permit Activity in the Austin HMA, 2010 Through June 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															June 2023	June 2024
Austin HMA																
Total	8,901	10,564	19,595	20,865	24,437	23,621	24,586	27,762	34,124	40,443	46,755	53,535	51,161	42,549	42,299	38,405
Sales	6,394	6,328	8,378	9,475	12,267	12,678	14,517	16,073	17,662	19,008	23,760	26,645	21,198	15,952	16,096	18,238
Rental	2,507	4,236	11,217	11,390	12,170	10,943	10,069	11,689	16,462	21,435	22,995	26,890	29,963	26,597	26,203	20,167
Travis County Submarket																
Total	4,397	6,054	12,487	13,916	14,247	13,824	13,503	16,729	20,775	26,000	27,110	29,052	25,870	23,148	19,857	20,602
Sales	3,327	3,352	4,484	5,011	6,045	6,370	8,330	8,434	9,191	10,084	11,047	10,893	8,874	5,071	5,486	5,022
Rental	1,070	2,702	8,003	8,905	8,202	7,454	5,173	8,295	11,584	15,916	16,063	18,159	16,996	18,077	14,371	15,580
Suburban Counties Submarket																
Total	4,504	4,510	7,108	6,949	10,190	9,797	11,083	11,033	13,349	14,443	19,645	24,483	25,291	19,401	22,442	17,803
Sales	3,067	2,976	3,894	4,464	6,222	6,308	6,187	7,639	8,471	8,924	12,713	15,752	12,324	10,881	10,610	13,216
Rental	1,437	1,534	3,214	2,485	3,968	3,489	4,896	3,394	4,878	5,519	6,932	8,731	12,967	8,520	11,832	4,587

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023—preliminary data and estimates by the analyst



Table 5. Median Income in the Austin HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	68,897	99,227	123,872	3.7	5.7
Median Household Income	55,744	80,954	98,508	3.8	5.0

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data